

These Minutes should be referred to in conjunction with the Minutes of the subsequent meeting of the Council, where they are presented; and for completeness to the next relevant meeting when the Minutes are adopted.

Elmbridge Borough Council

South Area Planning Sub-Committee

Report of a meeting held on 3 December 2018

Members of the Committee:

- * B.J.F. Cheyne (Chairman)
- * Mrs. D.M. Mitchell (Vice-Chairman)

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| * | * |
| J.W. Browne | M.J. Freeman |
| * | * |
| A.P. Burley | P.M. Harman |
| * | * |
| O.T. Chappell | D.J. Lewis |
| A. Davis | * |
| | Mrs. C. Sood |

* Denotes attendance

Substitutes:

Mrs. V. Macleod (Substituting for A. Davis)

27/18 Declarations of Interest

There were no declarations of interest.

Matters of report to the Planning Committee

28/18 Tree Preservation Order EL:18/13

(Link to Council Priorities: P6)

The Sub-Committee was asked to give consideration to an objection that had been received in connection with Tree Preservation Order EL:18/07, made in respect of trees on land at Mallows House, The Chase, Oxshott, Leatherhead.

Tree Preservation Order EL:18/07 was made on 18 July 2018. The trees were visible to the public from The Chase, Oxshott. The trees in question had been seen to be under the threat of poor pruning from third parties.

The Sub-Committee had been provided with details of the objections received and the report of the Council's Tree Officer.

Following a discussion, the Sub-Committee felt that the Tree Preservation Order should be confirmed without modification and the objection be dismissed.

RESOLVED that Tree Preservation Order EL:18/07, be confirmed without modification, as outlined in the agenda.

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29/18 Planning Applications

(Link to Council Priorities: P2 – Deliver appropriate sustainable planning decisions)

RESOLVED that the applications set out below be determined as indicated, in accordance with authority delegated to the Sub-Committee:

(a) 2017/3659 - MCS Site, Redhill Road, Cobham

Lawful Development Certificate granted in part and refused in part as per the informatives outlined in the agenda.

(b) 2018/0632 - Lincoln Court Old Avenue Weybridge

During the introduction of the application, the Senior Planning Officer reported a correction to the officer report. The Sub-Committee notes that in paragraph 9 of the report the number of storeys of accommodation in the approved scheme was five and not four as indicated in the report.

The Sub-Committee was addressed by Mr. Lefebvre, an objector and Mr. Anderson, the agent.

Permit with conditions and informatives as outlined in the agenda.

(c) 2018/1199 - 18 Princes Drive, Oxshott

The Sub-Committee was addressed by Ms. Stalker, on behalf of the objectors and Mr. Flisher, the agent.

Permit with conditions and informative as outlined in the agenda, subject to the following amended condition:

Amend Conditon:

6. LANDSCAPING – IMPLEMENTATION

Prior to commencement of above ground works a tree planting schedule and amended landscaping plan shall be submitted to, and approved in writing by, the Local Planning Authority. This should include details of suitable native trees to be planted. All hard and soft landscaping works shall be carried out in accordance with the approved details. Arboricultural work to existing trees shall be carried out prior to the commencement of any other development, otherwise all remaining landscaping work and new planting shall be carried out prior to the occupation of any part of the development or in accordance to the timetable agreed with the Borough Council. Any trees or plants, which within a period of five years of the commencement of any works in pursuance of the development die, are removed, or become seriously damaged or

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diseased, shall be replaced as soon as practicable with others of similar size and species, following consultation with the Borough Council, unless the Borough Council gives written consent to any variation.

Reason: To preserve and enhance the visual amenities of the locality in accordance with Policy DM6 of the Elmbridge Development Management Plan 2015.

- (d) 2018/2317 - J Sainsbury Plc, Bridge Way, Cobham

Permit with condition as outlined in the agenda.

- (e) 2018/2604 - 1 Oxshott Rise, Cobham

This planning application was withdrawn from the Agenda by the Planning Officers prior to the commencement of the meeting and therefore was not considered by the Sub-Committee. The planning application would be considered at a future Sub-Committee meeting.

- (f) 2018/2893 - 11A Portmore Park Road Weybridge

Two late letters of objection had been received along with one late letter from the applicant in response to the raised objections.

The Sub-Committee was addressed by Mr. Ward, an objector and Mr. Mclelland, the applicant.

The Sub-Committee discussed in detail the planning application and concerns were raised that the scale and bulk of the proposed development would appear overly dominant in the street scene and be out of character in the local area.

The Sub-Committee, having reviewed the relevant material considerations resolved to

Refuse permission, contrary to the Officer's recommendation, for the following reason:

1. The proposed development by reason of its mass and bulk would appear overly dominant in the street scene and be out of character in the area. The proposal is therefore contrary to Policy DM2 of the Elmbridge Development Management Plan 2015, Policies CS4 and CS17 of the Elmbridge Core Strategy 2011, the Elmbridge Design and Character SPD 2012 and the National Planning Policy Framework 2018.

